

2007-R-099

Property Owner: Greg and Betty Fountain

Existing Zoning: R2 (Medium Density Residential District)

Requested Zoning: R3 (Medium High Density Residential District) and

Existing FLUM: Residential

Requested FLUM: No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Greg and Betty Fountain

Project Location: Navarre Parkway between Joy Brook Rd and Villa Vizcaya Drive

Parcel Number: 24-2S-27-0000-00403-0000

Parcel Size: Total acreage requested = 16 (+/-) acres

Purpose: Apartments, Senior Adult and Limited Assisted Living

Requested Action(s): Amendment of the Land Development Code Official Zoning Map changing the zoning district **from R2 to R3.**

Existing Zoning Description: R-2 (Medium Density Residential District) allows detached single family residential structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 10 du per acre.

Proposed Zoning Description: R-3 (Medium High Density Residential District) allows detached single-family structures, zero lot line, patio homes, cluster homes, duplexes, attached and detached multiple family residential structures, group homes, and accessory structures and facilities. Mobile homes are prohibited. Maximum allowable density = 18 du per acre.

Existing FLUM: Residential (max 18 du per acre)

Proposed FLUM: No Change

Current Use of Land: Vacant / Wooded

Surrounding Zoning: The property is surrounded east, west, and south by R2 (Medium Density Residential Zoning District). HCD (Highway Commercial Development District) and PBD (Planned Business District) is located north across Navarre Parkway.

Rezoning History: In 1989, 18.6 (+/-) acres north of the subject property were rezoned from PBD to HCD. Records indicate that in 2005 that same property received a conditional use to allow multifamily dwelling units within the HCD zoning district. Approximately 3.8 (+/-) acres of property west of the subject site along Navarre Parkway were rezoned from R2 to HCD in 1995.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

(1) Predicted Maximum Roadway Impact:

The current zoning could produce approximately 59 peak hour peak direction vehicle trips onto US 98 as a worst case scenario using the entire 16 acre site. The proposed residential development could produce approximately 47 peak hour peak direction vehicle trips onto US 98 as a worst case scenario using the proposed 16 acres. The overall net affect upon the roadway is 106 peak hour peak direction vehicle trips. Also rated at LOS Standard "D", the current available capacity of 1070 trips for US 98 thus indicates available capacity for the proposed zoning and is not expected to decrease the LOS below its current "D" Standard. Specific traffic computations are provided as an appendix to this analysis.

(2) Potable Water:

Holley-Navarre Water System (HNWS) indicates potable water availability to this site via a 6"-inch water line on the south side of Hwy 98 and a 10" water line on the north side of Hwy 98.

Maximum Capacity:	4.752 million gallons per day
Average Flow:	2.493 million gallons per day

Connection to the HNWS water system is the developer's responsibility and will require plan review and connection in compliance with HNWS regulations. If development plans are approved, the proposed development of the site is not expected to create capacity problems for the servicing water provider.

(3) Sanitary Sewer:

Holley-Navarre Water System has 6"-inch force main on the east side of Joy Brook Road

Maximum Capacity:	2 million gallons per day
Average Flow:	1.367 million gallons per day

The proposed development of the site is not expected to create capacity problems for the servicing sewer provider.

(4) Solid Waste:

The applicant indicates a private hauler will be used to transport solid waste from the site. Currently the landfill has approximately 52% of the permitted airspace remaining. Based

on estimated population projections, the remaining life of this airspace is approximately 30 years.

(5) Parks, Recreation and Open Space:

The subject site is approximately 3 miles from the Navarre Park, which is within the 3-mile distance for Community Parks recommended by the Comprehensive Plan Support Document. The applicant does not indicate plans to include recreation facilities as part of the proposed development.

(6) Schools

The School District of Santa Rosa County (per Steve Ratliff, Assistant Superintendent for Administrative Services) indicated the school district has adequate capacity for any increased student load created by the development.

B. Compatibility:

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential, commercial, and an assortment of various land uses. The proposed development would not degrade existing residential neighborhoods; it is thus compatible with the surrounding areas and consistent with this policy.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The area requested for rezoning is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain. The request is thus consistent with this policy.

New development and redevelopment shall comply with current FEMA and Florida Building Code construction standards and will be limited in flood prone areas to ensure compliance with this policy and all applicable regulations.

Policy 8.1.A.1 of the Santa Rosa County Comprehensive Plan states:

"Amendments to the Future Land Use Map for parcels identified on the National Wetlands Inventory Map as containing wetlands must demonstrate that protection will be provided to avoid any added impact to wetlands. For purposes of Future Land Use Map amendment reviews, incompatible uses will be those uses that would necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation. If necessary to fulfill this requirement, the applicant may be required to submit a survey indicating the location of jurisdictional wetlands along with site plans demonstrating the potential impact of development under the current Future Land Use designation and under the proposed Future Land Use designation".

The National Wetlands Inventory Map indicates possible wetlands throughout the site. The jurisdictional wetlands survey provided by the applicant indicates a significant amount of wetlands located onsite. The proposed amendment to medium high density residential would not necessarily result in a greater impact to on-site wetlands than would occur under the current Future Land Use designation because the current FLUM would allow for clustering of dwelling units out of the wetlands.

Policy 7.1.A.3 of the Santa Rosa County Comprehensive Plan States:

"Coastal High Hazard Areas shall be defined as the area below the elevation of the Category 1 storm surge line as established by a Sea, Lake and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. A generalized map of the Coastal High Hazard Areas (CHHA) in Santa Rosa County is depicted on the Future Land Use Map Series".

Objective 7.1.B of the Comprehensive Plan states:

"The County shall direct population concentrations away from Navarre Beach and the entire Coastal High Hazard."

The subject property is not located within the Coastal High Hazard Area (CHHA) and the hurricane category storm surge maps indicate that the property is located within a category 4 and 5 hurricane storm surge zone. The proposed rezoning is therefore consistent with this policy and objective.

D. Urban Sprawl

Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed development of medium high density residential along Navarre Parkway appears to provide a suitable transition between residential and commercial uses. The proposed rezoning by this application suggests an opportunity for compact/infill development. A rezoning to R3 supports development in an area of increasing growth

pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-099; Fountain; Rezone R2 to R3 (16 acres)\07-R-099, Staff Analysis.doc

2007-R-099 Traffic Analysis Append

For the R2 estimation:

Single Family Detached Housing (210)

16.0 acres x 10 du's/acre = 160 possible units
Average Rate: $1.01 \times 160.0 = 161.6$ Average Daily Trips
D Factor: $0.578 \times 161.6 = 93.40$ Peak Hour Direction Trips
Driveway %: $0.63 \times 93.40 = 58.84$ Peak Hour Direction Trips
New Trip % = 100%; $58.84 \times 1.00 = 58.84$ New Peak Hour Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (302 studies).

For the R3 estimation:

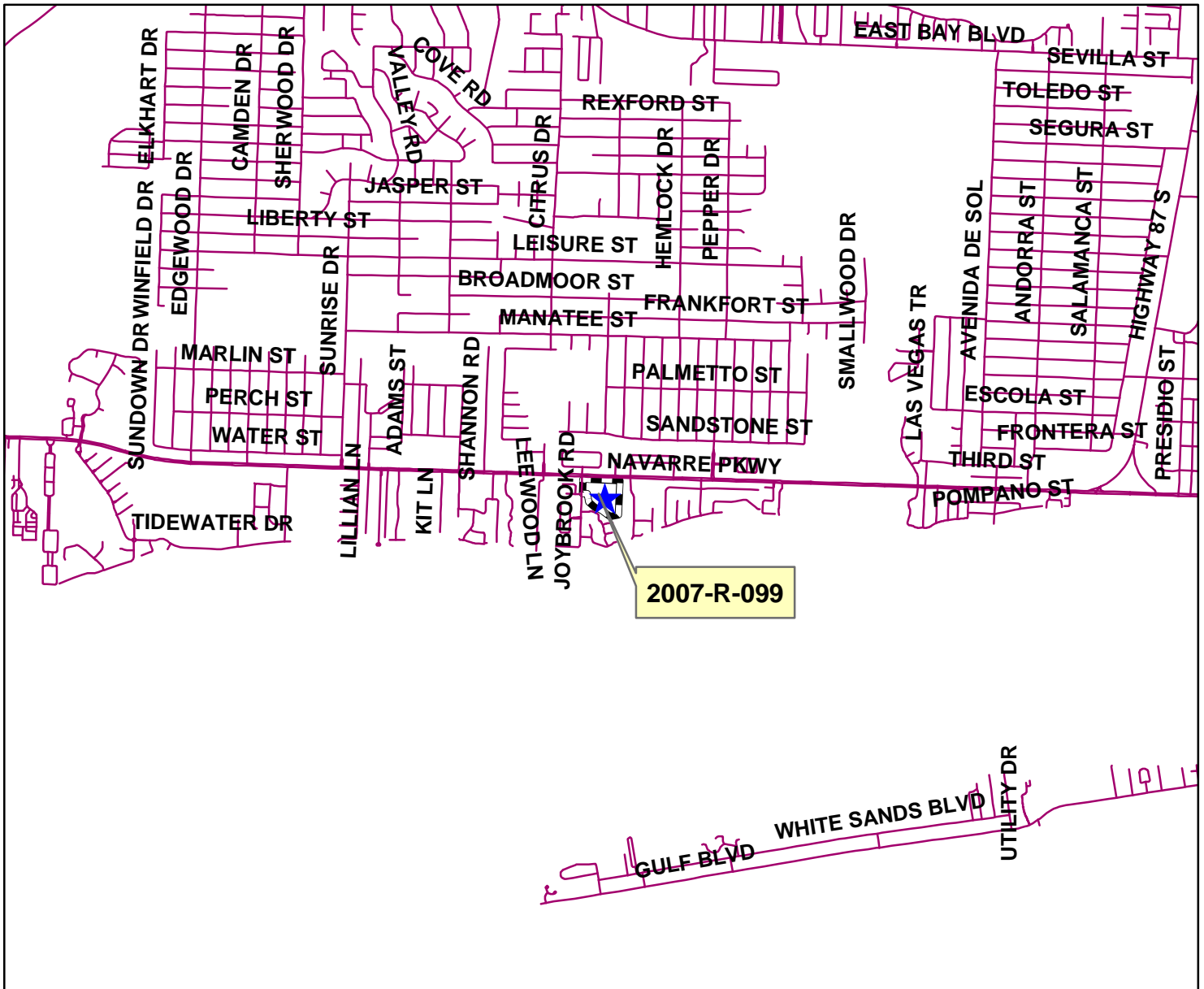
Apartment Housing (210)

16 acres x 18 du's/acre = 288 possible units
ITE Average Rate: $1.01 \times 288 = 290.88$ Average Peak Hour Vehicle Trips
D-factor: $0.578 \times 290.88 = 168.12$ Peak Hour Peak Direction Trips
Driveway %: $0.63 \times 168.12 = 105.91$ Peak Hour Peak Direction Trips
New Trip % = 100%; $105.91 \times 100 = 105.91$ New Peak Hour Peak Direction Trips

Selection of the ITE data plot (210) for Single Family Detached Housing was made because this was the worst case scenario or the maximum allowable level of development intensity within the zoning district. The independent variable (Dwelling Units) was chosen in accordance with professionally accepted practices: there was a coefficient of determination of 0.91 for this data plot; the standard deviation of 1.05; and there was a large sample size (302 studies).

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Location Map (2007-R-099)



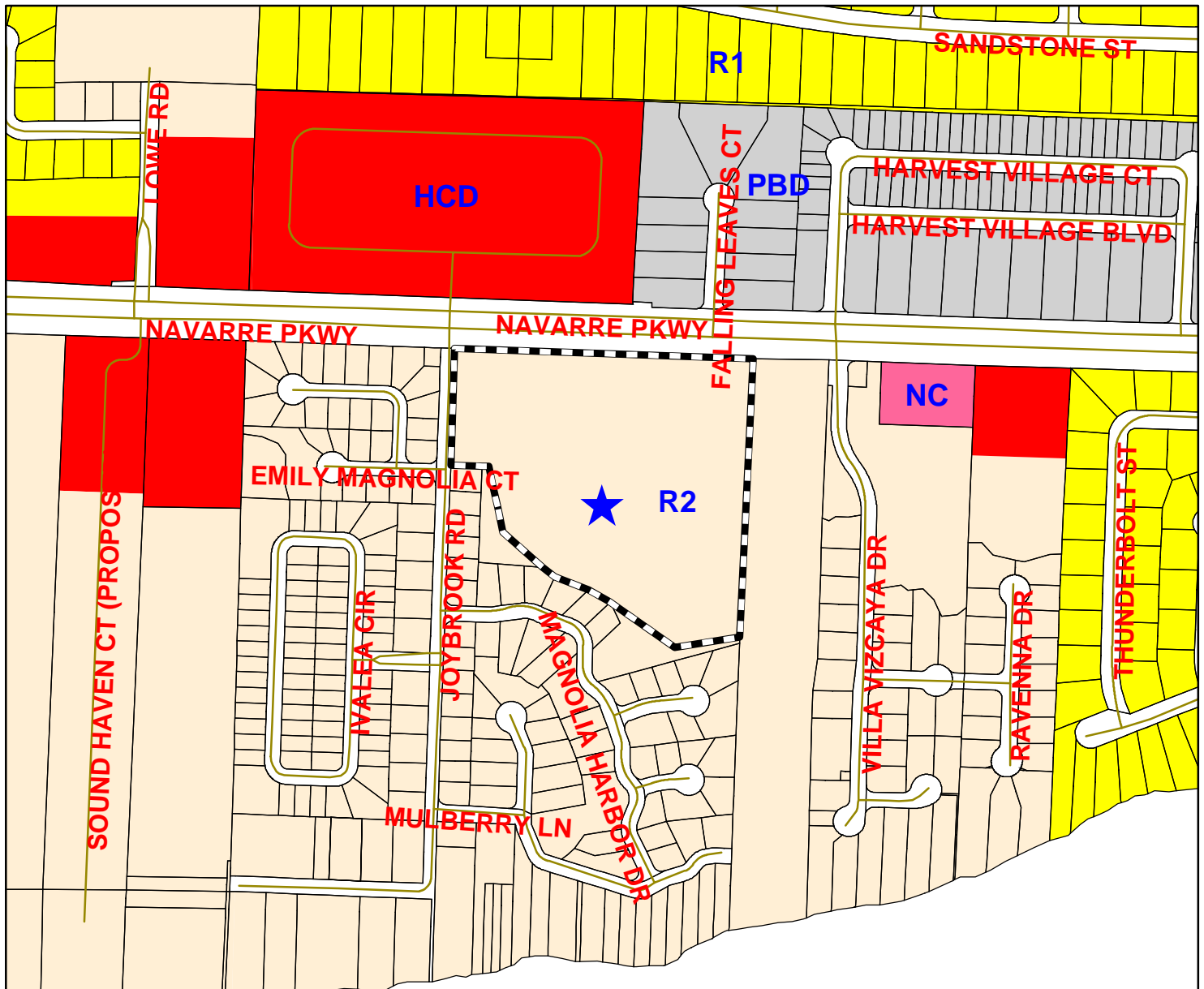
1 inch equals 4,000 feet



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Current Zoning (2007-R-099)



1 inch equals 500 feet



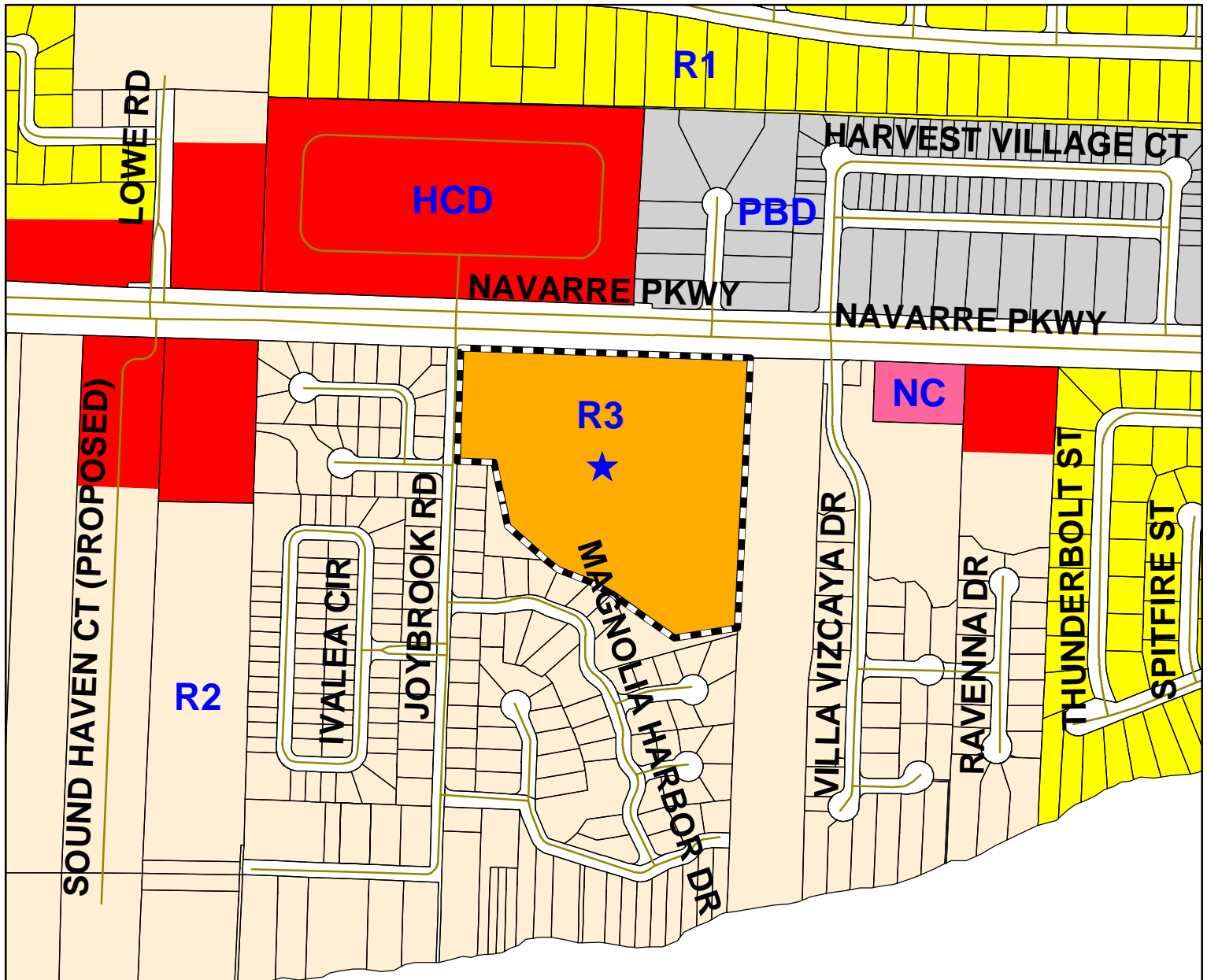
Legend

Streets	07-R-099_Rezoning	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
Parcels		Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Zoning District		General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Agriculture/Rural Residential (AG)		PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture (AG2)		Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Marina (C-1M)		Passive Park (P-1)	Town Center 1 (TC1)	State
Marina and Yacht Club (C-2M)		Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Historical/Commercial (HC-1)		Planned Business District (PBD)	Navarre Beach - Commercial	Military
Highway Commercial Development (HCD)		Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Historical/Single Family (HR-1)		Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
		Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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Proposed Zoning Map (2007-R-099)



1 inch equals 500 feet



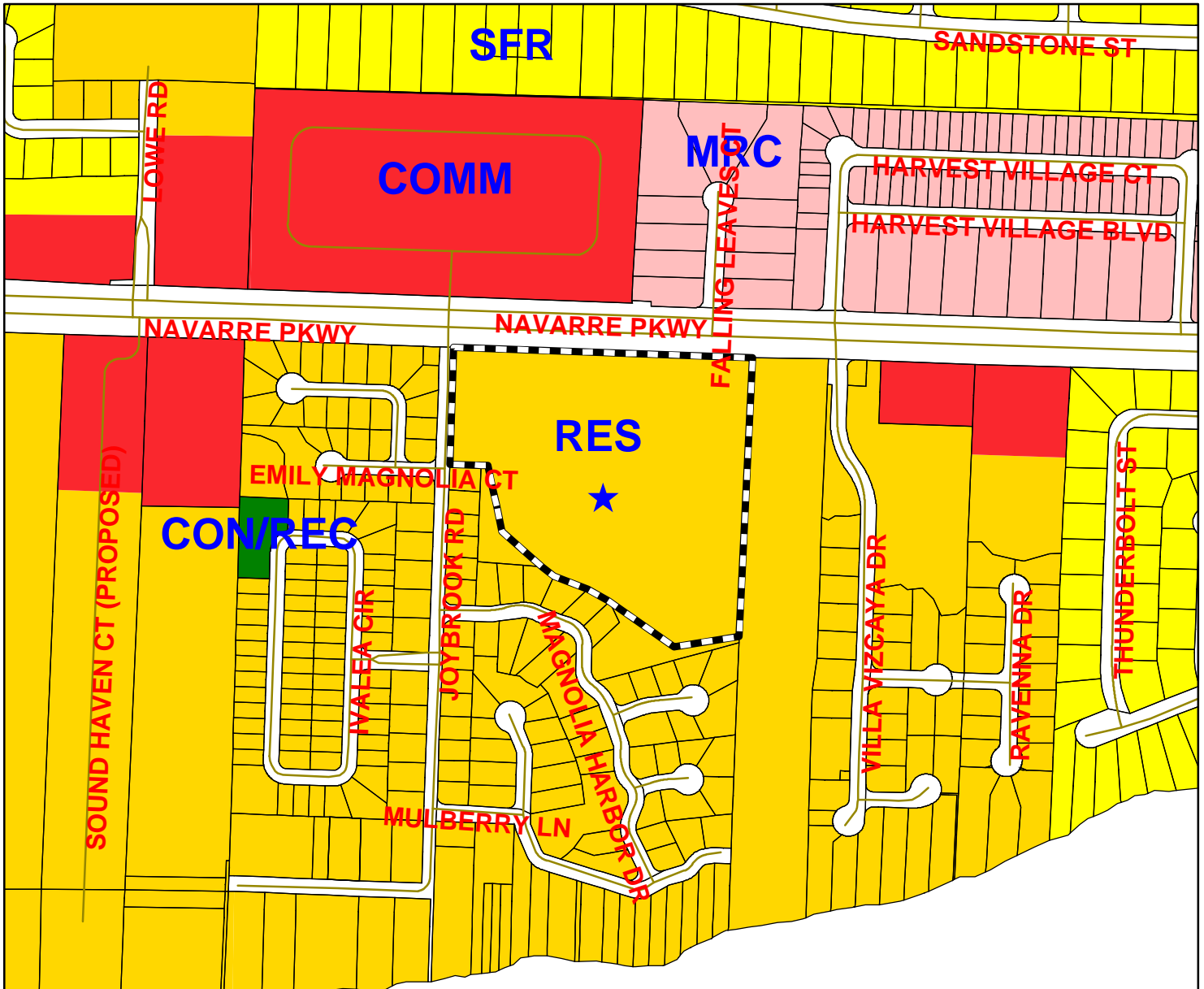
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-099_ Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
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Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach -Medium Density	

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Future Land Use (2007-R-099)



1 inch equals 500 feet



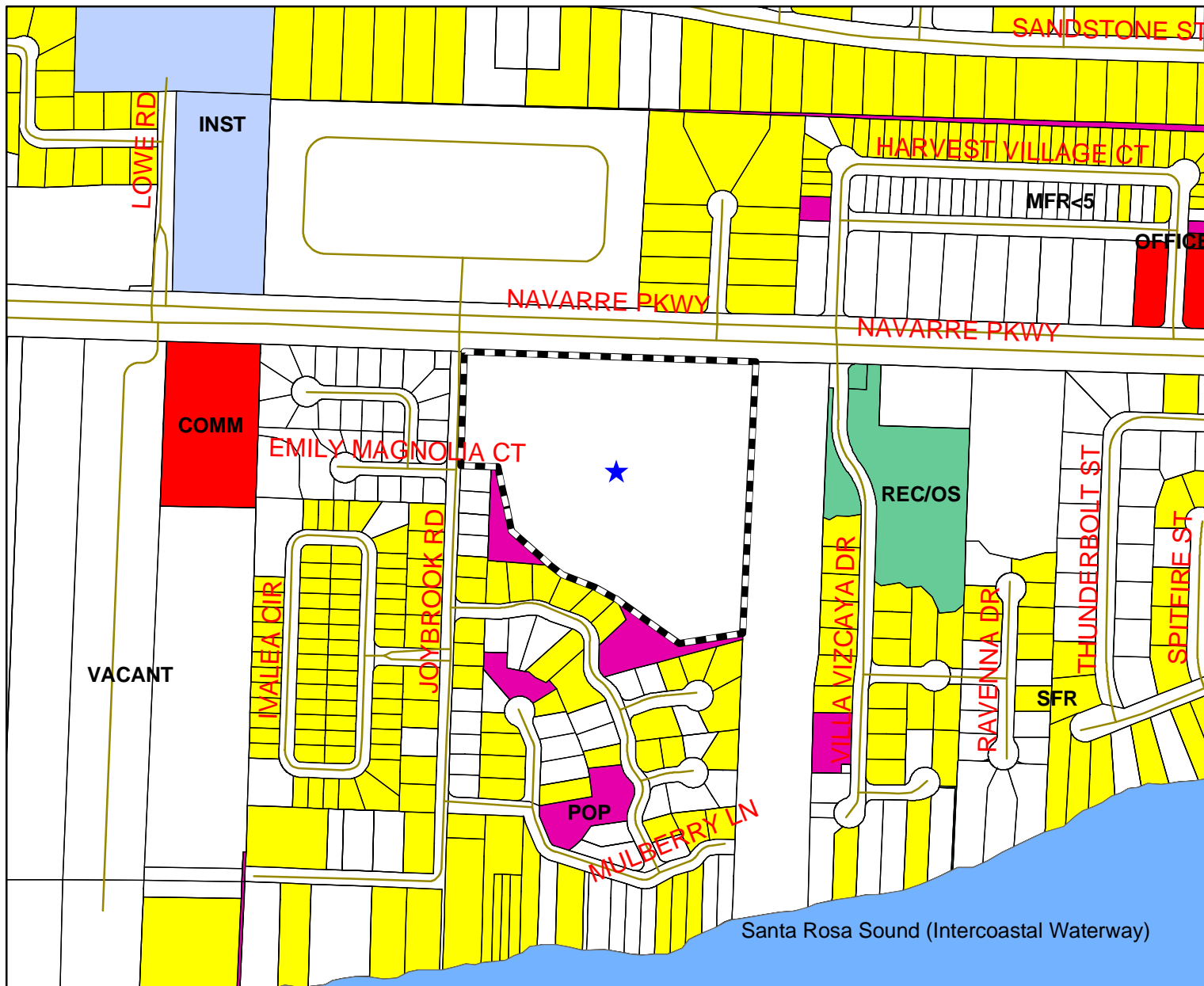
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- | | | | | | |
|---|-----------------------------------|---|---|---|---|
|  | Streets |  | GP SINGLE FAMILY RESIDENTIAL (GPSFR) |  | NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR) |
|  | 07-R-099_Resoning |  | GP RURAL RESIDENTIAL (GPRR) |  | NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMDR) |
|  | Parcels |  | BAGDAD HISTORIC DISTRICT (HIS) |  | NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR) |
| FLUM | |  | INDUSTRIAL (INDUS) |  | NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMR) |
|  | AGRICULTURE (AG) |  | MARINA (MARINA) |  | NAVARRE BEACH UTILITIES (NBU) |
|  | SINGLE FAMILY RESIDENTIAL (SFR) |  | MILITARY (MIL) |  | CITY |
|  | MEDIUM DENSITY RESIDENTIAL |  | MIXED RESIDENTIAL COMMERCIAL (MRC) |  | RAIL |
|  | RESIDENTIAL (RES) |  | NAVARRE BEACH COMMERCIAL (NBCOMM) |  | WATER |
|  | COMMERCIAL (COMM) |  | NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR) | | |
|  | CONSERVATION/RECREATION (CON/REC) | | | | |

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Existing Land Use Map (2007-R-099)



1 inch equals 500 feet



Legend

07-R-099_Rezoning

Water Bodies

Streets

Parcels

ELUM

CATEGORY

Agriculture

Agriculture Homestead

Condo/Townhomes

City

Commercial

Institutional

Military

Mixed Residential/Commercial

Office

Public Owned Property

Recreation/Commercial

Recreation/Open Space

Right of Way

Single Family Residential

Silviculture

Unknown

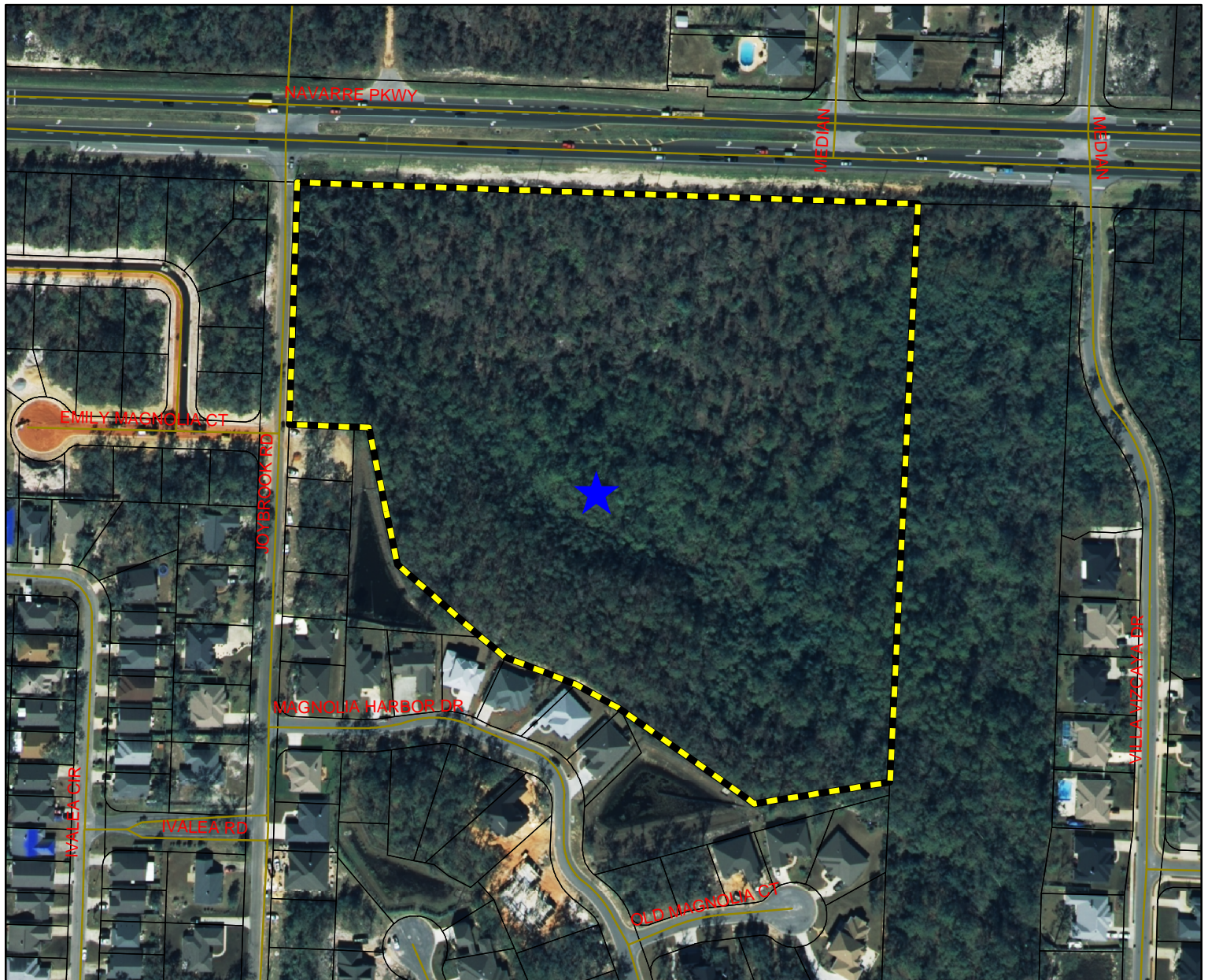
Vacant

Water

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Aerial View (2007-R-099)



0 100 200 400 Feet



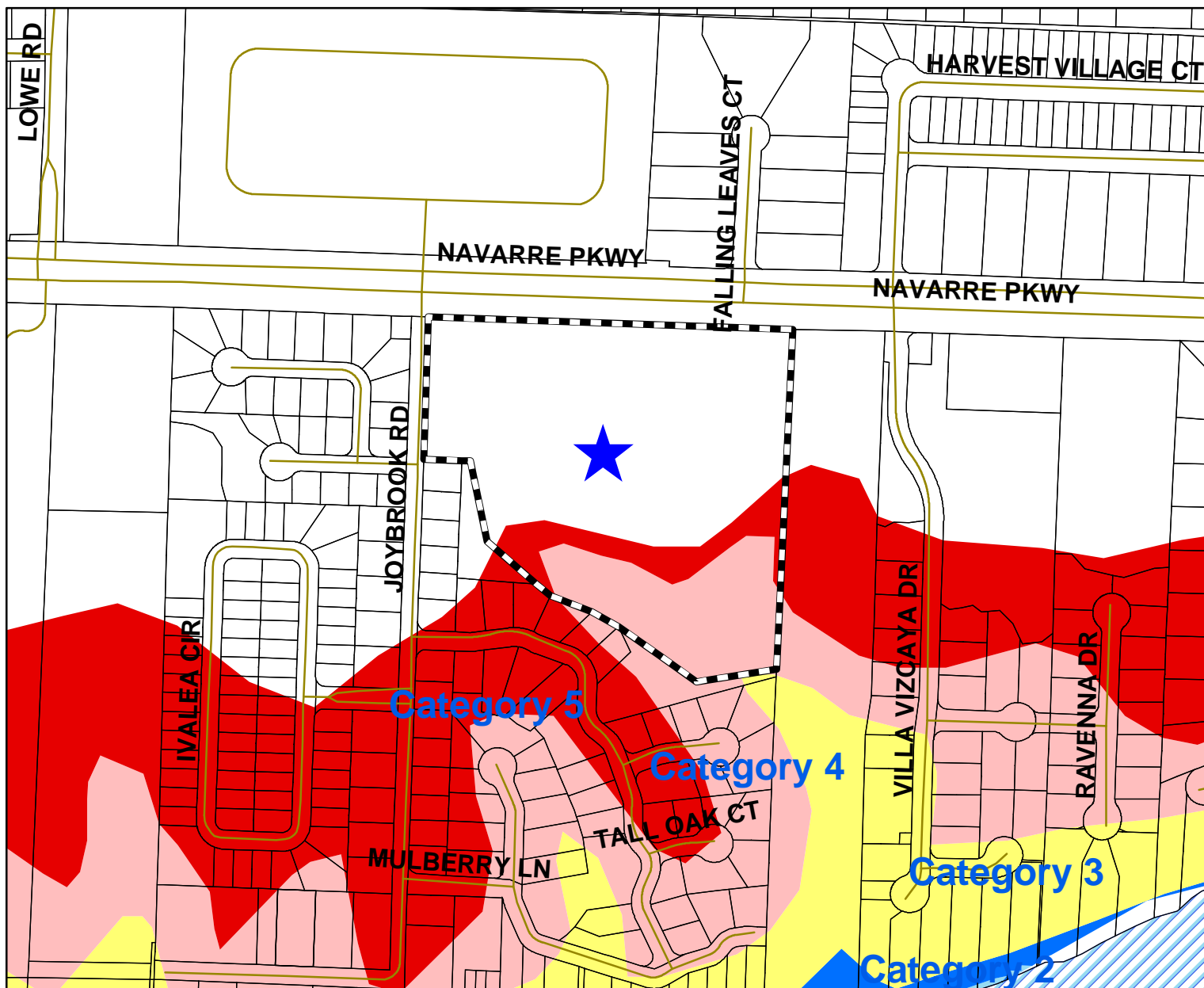
Legend

- Streets
- 07-R-099_Rezoning
- Parcels

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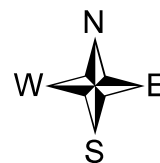
Storm Surge Map (2007-R-099)



1 inch equals 400 feet

Legend

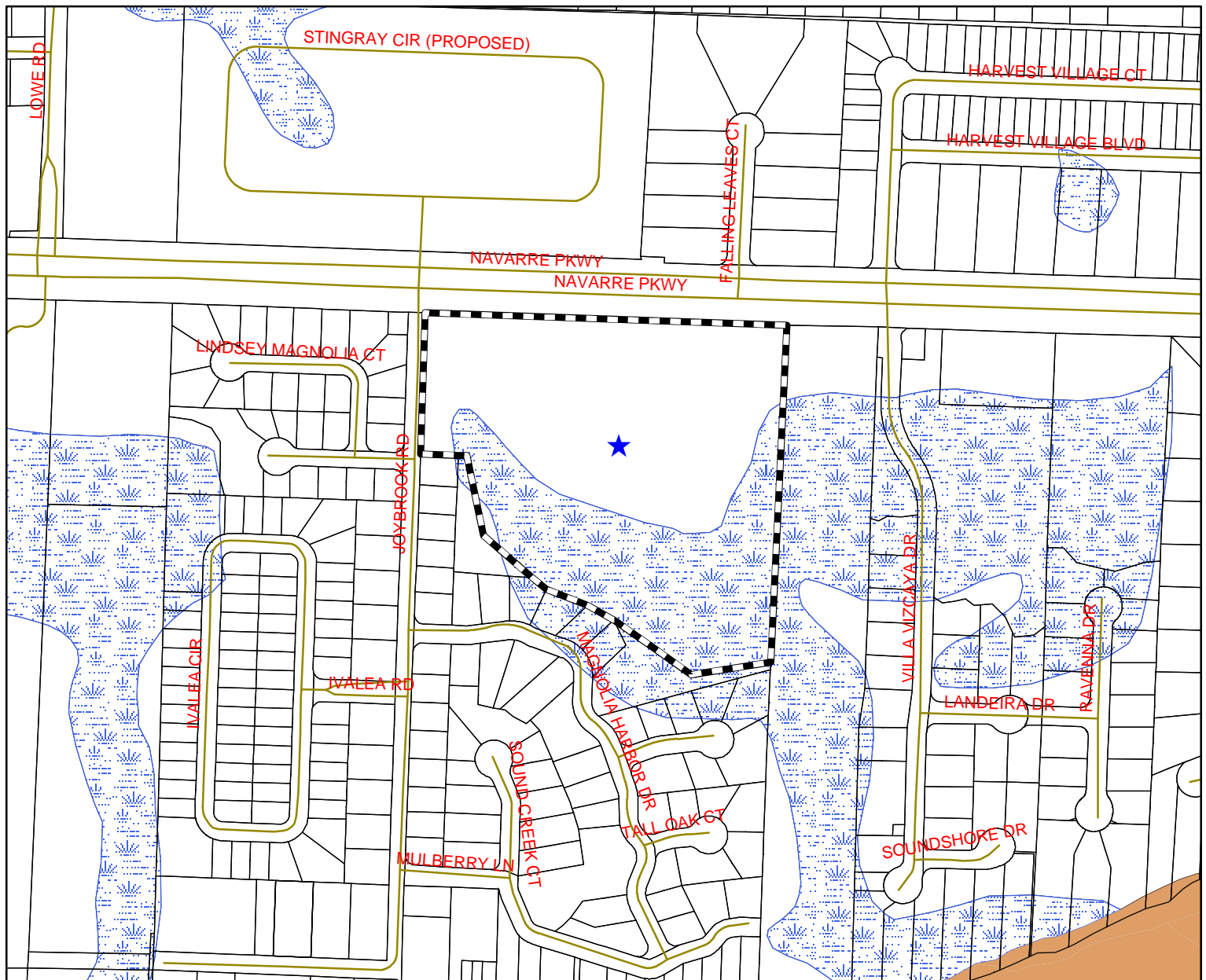
-  Streets
-  07-R-099_Rezoning
-  Parcels
-  Water Bodies
-  Category 1
-  Category 2
-  Category 3
-  Category 4
-  Category 5
-  Tropical Storm



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Possible Wetlands (2007-R-099)



1 inch equals 400 feet



Legend

07-R-099_Rezoning

Streets

Parcels

Wetlands

Uplands

Estuarine

Lacustrine

Palustrine

Riverine

Marine

No Data

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